


PRELIMINARY PLAN  
EDGEWATER PHASE II  
TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS  
BEING PART OF THE ZENO PHILLIPS LEAGUE, A-45 AND T. J.  
WOOTEN LEAGUE, A-59 BRAZOS COUNTY, TEXAS

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO 6200" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PROVIDED BY OTHERS.
- ARROW (  ) INDICATES THAT THE DOWNSTREAM LOT MUST RECEIVE AND CONVEY STORMWATER RUNOFF WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. FENCES SHOULD BE CONSTRUCTED IN SUCH A WAY AS TO ALLOW WATER TO PASS THROUGH OR UNDER THEM TO NOT OBSTRUCT THE FLOW OF STORM WATER.
- ROAD WIDTH  
MAJOR COLLECTORS = 80' ROW, 38' BOC-BOC (VIVA ROAD)  
MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (CHICK LANE AND KINGSGATE DRIVE)  
LOCAL STREETS = 50' ROW, 27' BOC-BOC
- ZONING OF THIS PROPERTY IS A PLANNED DEVELOPMENT- HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON JUNE 25, 2013 (ORDINANCE NO. 1998). LAND USE AND PHYSICAL DEVELOPMENT SHALL BE ALLOWED IN ACCORDANCE WITH THE PD-H DISTRICT REQUIREMENTS.
- NO LOTS SHALL HAVE DRIVEWAY ACCESS TO CHICK LANE. LOT 1 BLOCK 13, LOTS 17 AND 18 BLOCK 10 AND LOT 18 BLOCK 7 SHALL NOT HAVE DRIVEWAY ACCESS TO KINGSGATE DRIVE. LOTS 17-30 BLOCK 9, LOTS 39 AND 40 BLOCK 11 AND LOT 19 BLOCK 12 SHALL NOT HAVE ACCESS TO VIVA ROAD. LOTS 1-15 BLOCK 14 SHALL HAVE AN ADEQUATE DRIVEWAY SO VEHICLES WILL NOT NEED TO BACK DIRECTLY ONTO VIVA ROAD. LOTS 1-8 BLOCK 15, LOTS 1-8 BLOCK 16, LOTS 1 AND 2 BLOCK 17 AND LOT 9 BLOCK 13 SHALL HAVE AN ADEQUATE DRIVEWAY SO VEHICLES WILL NOT NEED TO BACK DIRECTLY ONTO KINGSGATE DRIVE.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
  - 5' SIDE YARD SETBACK
  - 7.5' REAR YARD SETBACK
  - 25' FRONT YARD SETBACK
  - 15' STREET SIDE YARD SETBACK
  - 25' STREET SIDE YARD SETBACK ADJACENT TO ARTERIAL STREETS.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- THIS TRACT IS SHOWN TO BE WITHIN SPECIAL FLOOD HAZARD AREA ZONE X, PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48041C0285E FOR BRAZOS COUNTY, TEXAS DATED AUGUST 12, 2013, PANEL AND PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS DATED JULY 7, 2014. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE SURVEYOR WOULD ADVISE PROPERTY OWNERS HAVING PROPERTY ADJACENT TO, OR WITHIN, SPECIAL FLOOD HAZARD AREAS TO CONTACT THE APPROPRIATE LOCAL FLOODPLAIN ADMINISTRATOR WITH REGARDS TO ANY FLOODPLAIN RELATED QUESTIONS.
- TRACT C, D, E, F AND G OWNERSHIP SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE EDGEWATER HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CITY OF BRYAN. IN ADDITION TO OWNERSHIP CONVEYANCE, TRACTS C, D, E, F AND G SHALL BE PRIVATE DRAINAGE EASEMENTS IN FAVOR OF THE HOMEOWNERS ASSOCIATION.
- THIS PRELIMINARY PLAN IS TO REPLACE PRELIMINARY PLAN OF EDGEWATER SUBDIVISION - PHASE 2 ON 65.67 ACRES FOR 198 LOTS WHICH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW COMMITTEE APPROVED ON MARCH 31, 2015 (CASE NO. PP15-04

FIELD NOTES

All that certain tract or parcel of land situated in, and being out of the T.J. Wooten League, A-59, Brazos County, Texas, said tract being a part of that certain called 166.20 acre tract described in deed to WBW LAND INVESTMENTS, L.P., recorded in Volume 10251, Page 87, Official Public Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod set on the southeast line of said 166.20 acre tract and the northwest line of Oak Meadow Subdivision, Phase 3, according to the plat recorded in Volume 7099, Page 243 of the Official Records of Brazos County, Texas, from which a 1/4 inch iron rod found in concrete for the south corner of said 166.20 acre tract and the west corner of said Oak Meadow Subdivision bears S 40° 01' 31" W, 301.21 feet, said POB being the most southerly corner of the herein described tract;

**THENCE** across and upon said 166.20 acre tract for the following twelve (12) courses:

- N 47° 28' 38" W, 1444.27 feet to an iron rod set for the southwest corner of the herein described tract;
- N 42° 31' 22" E, 323.49 feet to an iron rod set;
- N 17° 55' 17" E, 251.10 feet to an iron rod set in the north line of Kyrn Lane, and also being a line corner of the herein described tract;
- S 72° 04' 43" E, along the north line of Kyrn Lane for a distance of 49.53 feet to an iron rod set;
- N 13° 56' 37" E, 208.91 feet to an iron rod set;
- N 04° 27' 15" W, 199.65 feet to an iron rod set;
- N 12° 16' 42" W, 143.71 feet to an iron rod set;
- N 24° 08' 37" W, 59.81 feet to an iron rod set;
- N 33° 35' 49" W, 157.70 feet to an iron rod set;
- N 10° 47' 07" 11" W, 219.06 feet to an iron rod set;
- N 11° 41' 29' 31" E, 72.19 feet to an iron rod set;
- N 12° 48' 34' 29" W, 200.00 feet to an iron rod set for a corner in the southeast line of a called 48.46 acre tract as described by a Deed to John M. Heard recorded in Volume 5967, Page 42 of the Official Public Records of Brazos County, Texas, for the most westerly corner of the herein described tract;

**THENCE** N 41° 25' 32" E, along the common line of said 166.20 acre tract and said 48.46 acre tract, at 669.44 feet pass a 4 inch fence post found in an old fence line, continue on for a total distance of 1151.44 feet to an iron rod set marking the north corner of the herein described tract, and from which a reference 1/2 inch iron rod found for the east corner of said 48.46 acre tract bears: N 42° 09' 31" E for a distance of 11.69 feet;

**THENCE** S 47° 39' 13" E, across and upon said 166.20 acre tract in a southeasterly direction along the northeast margin of Autumn Lake Drive for a distance of 83.51 feet to an iron rod set for the beginning of a compound curve to the left with the following calls:

- along said curve to the left, having a radius of 400.00 feet, an arc length of 11.40 feet, a chord bearing S 48° 27' 54" E, 11.40 feet, to an iron rod set for the beginning of next curve to the left;
- along said next curve to the left, having a radius of 25.00 feet, an arc length of 38.96 feet, a chord bearing N 86° 04' 19" E, 35.14 feet, to an iron rod set for the end of said curve;

**THENCE** N 41° 25' 31" E, along the northwest line of Viva Road for a distance of 23.49 feet to an iron rod set;

**THENCE** S 48° 34' 29" E, across Viva Road for a distance of 80.00 feet to an iron rod set in the southeast line of Viva Road and a corner of the herein described tract;

**THENCE** in a southwesterly direction along a curve to the left, having a radius of 25.00 feet, an arc length of 45.67 feet, a chord bearing S 10° 54' 21" E, 39.58 feet, to an iron rod set for the end of said curve and beginning of reverse curve;

**THENCE** in a curve to the right, having a radius of 487.50 feet, an arc length of 114.03 feet, a chord bearing S 56° 32' 07" E, 113.77 feet, to an iron rod found for the end of said curve marking a northeast corner of the herein described tract and the north corner of the Edgewater Phase I Subdivision, according to the plat recorded in Volume 13054, Page 190-191 of the Official Records of Brazos County, Texas, for a corner of the herein described tract;

**THENCE** S 41° 25' 31" W, along the northwest line of said Edgewater Phase I Subdivision for a distance of 972.28 feet to an iron rod found;

**THENCE** continuing across and upon said 166.20 acre tract in a southeasterly direction along the common line of said Edgewater Phase I Subdivision for the following calls:

- S 46° 30' 02" E, 93.39 feet to an iron rod found;
- S 36° 42' 30" E, 131.19 feet to an iron rod found;
- S 29° 17' 51" E, 135.73 feet to an iron rod found;
- S 22° 42' 01" E, 87.35 feet to an iron rod found;
- S 15° 19' 25" E, 135.98 feet to an iron rod found;
- S 05° 18' 57" E, 438.60 feet to an iron rod found;

**THENCE** N 85° 03' 22" E, along the common line of said Edgewater Phase I Subdivision for a distance of 290.00 feet to an iron rod found;

**THENCE** N 85° 07' 03" E, along the common line of said Edgewater Phase I Subdivision for a distance of 545.00 feet to an iron rod found;

**THENCE** S 78° 10' 59" E, along the common line of said Edgewater Phase I Subdivision for a distance of 52.20 feet to an iron rod found;

**THENCE** N 85° 07' 03" E, along the common line of said Edgewater Phase I Subdivision for a distance of 120.00 feet to an iron rod found for a corner in the herein described tract;

**THENCE** continuing across and upon said 166.20 acre tract in a southerly direction along the common line of said Edgewater Phase I Subdivision for the following ten (10) courses:

- S 04° 52' 57" E, 161.23 feet to an iron rod found;
- S 03° 37' 35" E, 12.93 feet to an iron rod found;
- S 01° 32' 46" W, 53.66 feet to an iron rod found;
- S 02° 51' 19" W, 100.00 feet to an iron rod found;
- S 04° 34' 54" E, 46.63 feet to an iron rod found;
- S 04° 52' 57" E, 150.00 feet to an iron rod found;
- S 02° 58' 52" E, 50.03 feet to an iron rod found;
- S 07° 38' 00" W, 30.73 feet to an iron rod found;
- S 19° 48' 55" W, 101.67 feet to an iron rod found;
- S 05° 18' 43" E, 83.05 feet to an iron rod found in the northwest line of a called 5.88 acre tract as described by a Deed to Gerald A. Manry recorded in Volume 2289, Page 83 of the Official Public Records of Brazos County, Texas, and for the east corner of the herein described tract;

**THENCE** S 39° 41' 17" W, along the common line of said 166.20 acre tract and said 5.88 acre tract for a distance of 86.25 feet to a 1 inch iron rod found in concrete marking the corner of the remainder of a called 93.50 acre tract described by a Deed to Jerry & Kim Manry, recorded in Volume 4374, Page 340 of the Official Public Records of Brazos County, Texas;

**THENCE** S 40° 04' 26" W, along the common line of said 166.20 acre tract and said remainder of the 93.5 acre tract for a distance of 241.82 feet to a 1/2 inch iron rod found marking the most northerly corner of a called 5.00 acre tract as described by a Deed to St. Luke's United Methodist Church of Bryan recorded in Volume 8593, Page 280 of the Official Public Records of Brazos County, Texas;

**THENCE** S 40° 04' 12" W, along the common line of said 166.20 acre tract and said 5.00 acre tract for a distance of 76.38 feet to a 1/2 inch iron rod found marking the north corner of Oak Meadow Subdivision, Phase 2, according to the Plat recorded in Volume 4759, Page 19 of the Official Public Records of Brazos County, Texas;

**THENCE** S 40° 01' 31" W along the common line of said 166.20 acre tract and said Oak Meadow Subdivision, Phase 2 and Phase 3, for a distance of 666.41 feet to the **POINT OF BEGINNING**, and containing **55.55 acres** of land, more or less.

NOTE:

The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9999889. Grid distance = Ground distance x CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.96'	35.14'	N 86°04'19" E	89°17'34"
C2	25.00'	45.67'	39.58'	S 10°54'21" E	89°17'34"
C3	487.50'	114.03'	113.77'	S 56°32'07" E	13°24'06"
C4	430.00'	76.89'	76.79'	N 52°46'15" W	10°14'42"
C5	430.00'	54.29'	54.26'	N 61°30'37" W	7°14'03"
C6	430.00'	107.50'	107.22'	N 57°57'56" W	14°19'26"
C7	430.00'	12.00'	12.00'	N 50°00'14" W	1°35'58"
C8	730.00'	556.69'	543.30'	N 26°43'44" W	43°41'35"
C9	150.00'	59.70'	59.31'	N 83°28'50" W	22°48'14"
C10	295.00'	94.22'	93.82'	N 04°16'02" E	18°17'56"
C11	295.00'	149.86'	148.25'	N 27°58'11" E	29°06'22"
C12	585.00'	186.84'	185.04'	N 04°16'02" E	18°17'56"
C13	585.00'	297.18'	293.99'	N 27°58'11" E	29°06'22"
C14	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C15	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C16	25.00'	21.03'	20.41'	S 28°58'38" E	48°11'23"
C17	50.00'	18.57'	18.46'	S 42°25'56" E	21°16'46"
C18	150.00'	20.26'	20.24'	N 01°00'49" W	7°44'16"
C19	150.00'	20.26'	20.24'	N 01°00'49" W	7°44'16"
C20	25.00'	32.05'	29.90'	N 78°08'56" E	73°26'49"
C21	25.00'	42.86'	37.80'	N 07°41'30" W	98°14'21"
C22	25.00'	39.27'	35.35'	N 86°25'21" E	89°59'39"
C23	25.00'	39.27'	35.35'	N 03°34'39" W	90°00'21"
C24	25.00'	39.27'	35.35'	N 86°25'21" E	89°59'39"
C25	25.00'	39.27'	35.36'	N 03°34'30" W	90°00'03"
C26	25.00'	39.27'	35.36'	N 86°25'30" E	89°59'57"
C27	755.00'	23.18'	23.14'	N 47°41'45" W	1°45'32"
C28	755.00'	47.69'	47.58'	N 45°00'37" W	3°36'44"
C29	755.00'	48.41'	48.40'	N 41°22'03" W	3°40'24"
C30	755.00'	48.41'	48.40'	N 37°41'39" W	3°40'24"
C31	755.00'	48.41'	48.40'	N 34°01'14" W	3°40'24"
C32	755.00'	48.41'	48.40'	N 30°20'50" W	3°40'24"
C33	755.00'	48.41'	48.40'	N 26°00'26" W	3°40'24"
C34	755.00'	48.41'	48.40'	N 23°00'01" W	3°40'24"
C35	755.00'	48.41'	48.40'	N 19°19'37" W	3°40'24"
C36	755.00'	48.41'	48.40'	N 15°39'13" W	3°40'24"
C37	755.00'	48.41'	48.40'	N 11°58'48" W	3°40'24"
C38	755.00'	48.41'	48.40'	N 08°18'24" W	3°40'24"
C39	755.00'	20.92'	20.92'	N 05°04'34" W	1°35'15"
C40	25.00'	39.27'	35.36"	N 49°52'57" W	90°00'00"
C41	25.00'	39.27'	35.36"	N 40°07'03" E	90°00'00"
C42	320.00'	22.99'	22.98"	N 02°49'27" W	4°06'59"
C43	320.00'	46.42'	46.38"	N 03°23'22" E	8°18'40"
C44	320.00'	32.79'	32.78"	N 02°58'11" E	5°52'18"
C45	320.00'	34.01'	33.99"	N 16°27'41" E	6°05'23"
C46	320.00'	46.42'	46.38"	N 23°39'42" E	8°18'40"
C47	320.00'	46.42'	46.38"	N 31°58'22" E	8°18'40"
C48	320.00'	35.71'	35.69"	N 39°19'32" E	8°23'40"
C49	25.00'	39.27'	35.36"	N 02°38'38" W	90°00'00"
C50	25.00'	39.27'	35.36"	N 87°31'22" E	90°00'00"
C51	560.00'	48.81'	48.80"	N 40°01'32" E	4°59'39"
C52	560.00'	60.24'	60.22"	N 34°26'48" E	6°09'50"
C53	560.00'	60.24'	60.22"	N 28°16'58" E	6°09'50"
C54	560.00'	60.24'	60.22"	N 22°07'08" E	6°09'50"
C55	560.00'	54.93'	54.91"	N 16°13'37" E	5°37'14"
C56	560.00'	31.77'	31.77"	N 11°47'29" E	3°15'02"
C57	560.00'	60.24'	60.22"	N 07°05'03" E	6°09'50"
C58	560.00'	60.24'	60.22"	N 00°55'13" E	6°09'50"
C59	560.00'	26.59'	26.59"	N 03°31'19" W	2°43'15"
C60	610.00'	35.61'	35.60"	N 03°12'36" W	3°20'41"
C61	610.00'	52.85'	52.83"	N 00°56'40" E	4°57'51"
C62	610.00'	52.85'	52.83"	N 05°54'31" E	4°57'51"
C63	610.00'	53.51'	53.49"	N 10°54'13" E	5°01'34"
C64	610.00'	44.47'	44.46"	N 15°30'18" E	4°10'37"
C65	610.00'	52.85'	52.83"	N 20°43'33" E	4°57'51"
C66	610.00'	52.85'	52.83"	N 25°02'24" E	4°57'51"
C67	610.00'	52.85'	52.83"	N 30°00'15" E	4°57'51"
C68	610.00'	52.85'	52.83"	N 34°58'06" E	4°57'51"
C69	610.00'	54.00'	53.99"	N 39°59'12" E	5°04'21"
C70	25.00'	39.27'	35.36"	N 02°38'38" W	90°00'00"
C71	25.00'	39.27'	35.36"	N 87°31'22" E	90°00'00"
C72	270.00'	80.12'	79.83"	N 34°01'19" E	17°00'07"
C73	270.00'	57.04'	56.93"	N 19°28'08" E	12°06'15"
C74	270.00'	44.26'	44.21"	N 08°43'14" E	9°23'32"
C75	270.00'	41.97'	41.93"	N 02°25'45" W	8°54'24"
C76	175.00'	69.65'	69.19"	N 83°28'50" W	22°48'14"
C77	125.00'	49.75'	49.42"	N 83°28'50" W	22°48'14"
C78	25.00'	39.27'	35.36"	N 40°07'04" E	89°59'58"
C79	705.00'	10.17'	10.17"	N 05°17'45" W	0°49'36"
C80	705.00'	57.80'	57.79"	N 08°03'28" W	4°41'52"
C81	705.00'	57.80'	57.79"	N 12°45'20" W	4°41'52"
C82	705.00'	57.80'	57.79"	N 17°27'12" W	4°41'52"
C83	705.00'	72.02'	71.99"	N 22°43'43" W	5°51'11"
C84	705.00'	63.59'	63.57"	N 28°14'21" W	5°10'04"
C85	705.00'	63.59'	63.57"	N 33°24'25" W	5°10'04"
C86	705.00'	63.59'	63.57"	N 38°34'29" W	5°10'04"
C87	705.00'	63.59'	63.57"	N 43°44'33" W	5°10'04"
C88	705.00'	27.67'	27.67"	N 47°27'03" W	2°14'57"
C89	224.98'	31.95'	31.92"	N 00°48'49" W	8°08'13"
C90	175.00'	24.85'	24.83"	N 00°48'50" W	8°08'13"
C91	50.00'	49.53'	47.53"	S 03°24'45" E	56°45'37"
C92	50.00'	33.98'	33.33"	S 44°26'20" W	38°56'33"
C93	175.00'	23.63'	23.62"	N 01°00'49" W	7°44'16"
C94	125.00'	16.88'	16.87"	N 01°00'49" W	7°44'16"
C95	175.00'	23.63'	23.62"	N 01°00'49" W	7°44'16"
C96	125.00'	16.88'	16.87"	N 01°00'49" W	7°44'16"
C97	50.00'	37.54'	36.67"	S 85°25'13" W	43°01'13"
C98	50.00'	46.99'	45.28"	N 46°08'43" W	53°50'54"
C99	50.00'	54.57'	51.90"	N 12°02'35" E	62°31'42"
C100	25.00'	0.52'	0.52"	N 42°42'42" E	1°11'18"
C101	25.00'	20.51'	19.94"	N 18°37'06" E	47°00'05"
C102	50.00'	41.73'	40.53"	S 19°01'44" W	47°49'21"
C103	50.00'	51.22'	49.01"	S 72°17'13" W	58°41'36"
C104	225.00'	29.50'	29.48"	N 01°07'36" W	7°30'42"
C105	225.00'	2.45'	2.45"	N 02°56'31" E	0°37'30"
C106	175.02'	24.86'	24.83"	N 00°48'52" W	8°08'13"
C107	400.00'	58.06'	58.01"	N 60°58'10" W	8°18'58"
C108	460.00'	11.83'	11.83"	N 48°23'05" W	1°28'23"
C109	25.00'	39.51'	35.52"	N 50°50'50" W	5°09'48"
C110	39.27'	31.95'	35.52"	N 49°57'57" W	90°00'00"
C111	50.00'	33.98'	33.33"	N 58°53'43" W	38°56'33"
C112	995.00'	0.56'	0.56"	N 48°33'45" W	0°01'56"
C113	400.00'	11.40'	11.40"	S 48°27'54" E	1°38'01"
C114	50.00'	35.91'	35.14"	N 18°50'55" W	4°10'04"
C115	58.78'	58.78'	52.07"	N 41°12'12" E	1°10'10"
C116	25.00'	14.74'	14.53"	N 48°45'13" E	33°47'08"
C117	25.00'	16.03'	15.76"	N 13°29'21" E	36°44'35"

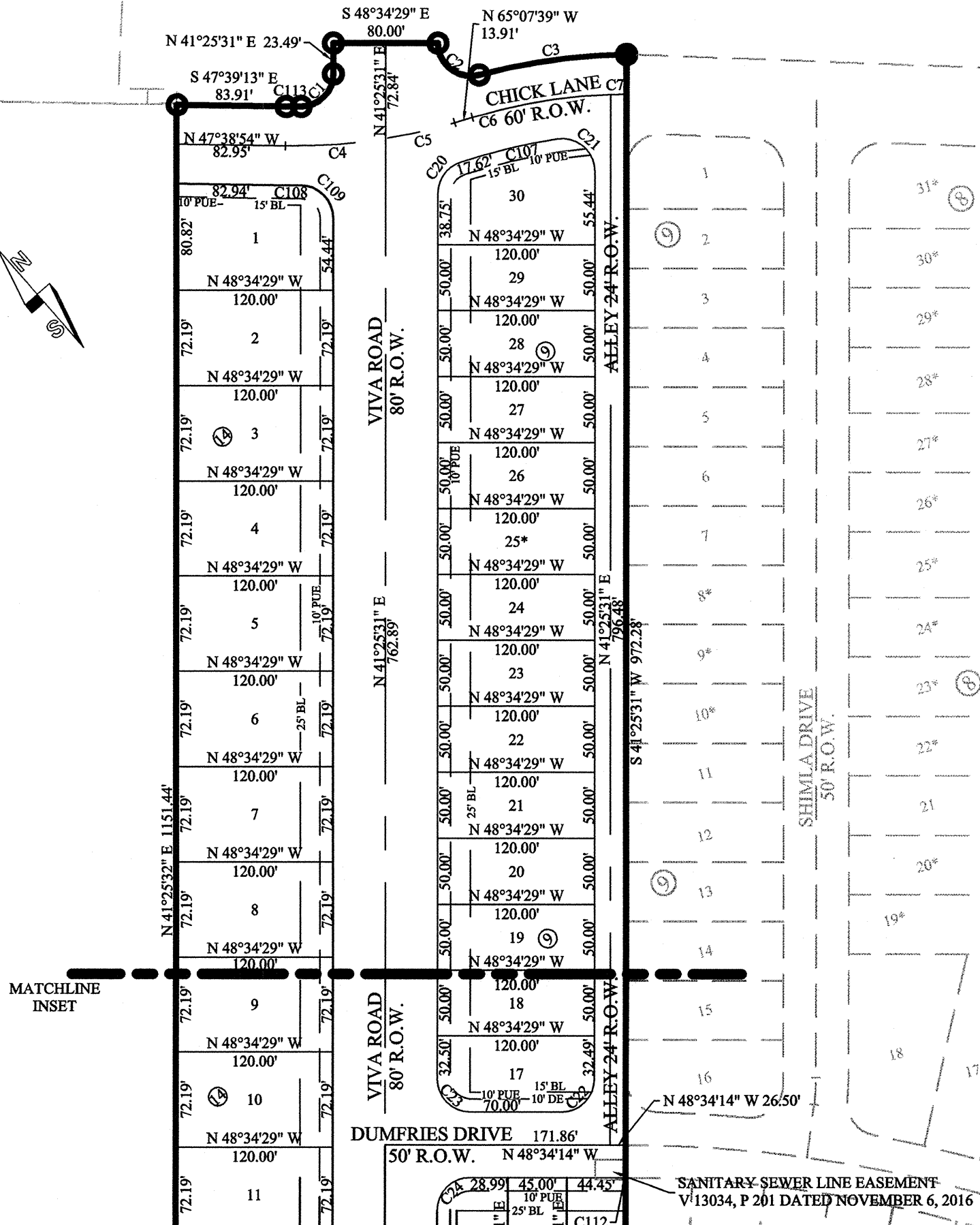


LOWEST FLOOR ELEVATION (LFE) TABLE		
LOT	BLOCK	MIN LFE
1	13	303.29
2	13	303.29
3	13	303.29
4	13	303.29
5	13	303.29
6	13	303.29
7	13	303.29
8	13	303.29
9	13	303.19
1	17	302.78
2	17	303.18
2	16	299.20
3	16	299.62
4	16	300.04
5	16	300.47
6	16	300.90
7	16	301.32
8	16	301.73
1	15	297.42
2	15	296.97
3	15	296.57
4	15	295.57
5	15	295.57
6	15	295.57
7	15	295.57
8	15	295.57
15	7	298.34
16	7	298.34
17	7	298.34
18	7	298.34

All permanent structures must be built with the LFE at or above the minimum LFE listed.

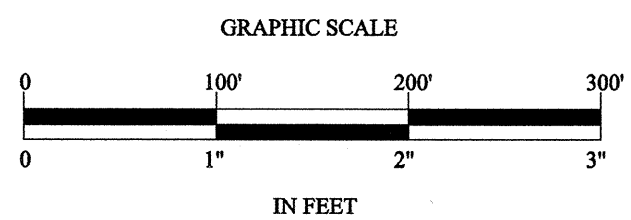
REMAINDER OF WBW LAND INVESTMENTS  
V.10251 P.087

INSET  
SCALE 1" = 100'



REV.	DESCRIPTION	DATE	BY
4	CHANGES PER SDRC COMMENTS	8/2/2016	BTW
3	REVISED LOT LAYOUT	7/26/2016	BTW
2	MODIFIED LOT 2 BLOCK 15, ADDED PSWE AND UPDATED LEGEND	6/1/2015	EU
1	ORIGINAL RELEASE	4/27/2015	BTW
PROJECT NUMBER: EW02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	55.55 ACRES
TOTAL BLOCKS:	11
TOTAL LOTS:	192
TOTAL TRACTS:	5



BENCHMARK	
CITY OF BRYAN GPS-72	
ELE: 281.76	
N:10212121.122	
E:3536404.605	

## PRELIMINARY PLAN EDGEWATER PHASE II CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LEGEND	
A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	UTILITY EASEMENT
IRON ROD FOUND	IRON ROD FOUND
CHANGE IN BEARING	CHANGE IN BEARING
BLOCK NUMBERS	BLOCK NUMBERS
①②③...	REPRESENTS CALL RECORD
SEE NOTE 5	SEE NOTE 5
HOUSE MUST HAVE AN ENGINEERED FOUNDATION	HOUSE MUST HAVE AN ENGINEERED FOUNDATION
PRIVATE STORM WATER EASEMENT	PRIVATE STORM WATER EASEMENT
(DOWNSTREAM LOT MUST RECEIVE AND CONVEY STORMWATER RUNOFF WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. FENCES SHOULD BE CONSTRUCTED IN SUCH A WAY AS TO ALLOW WATER TO PASS THROUGH OR UNDER THEM WITHOUT OBSTRUCTING THE FLOW OF STORM WATER.)	(DOWNSTREAM LOT MUST RECEIVE AND CONVEY STORMWATER RUNOFF WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. FENCES SHOULD BE CONSTRUCTED IN SUCH A WAY AS TO ALLOW WATER TO PASS THROUGH OR UNDER THEM WITHOUT OBSTRUCTING THE FLOW OF STORM WATER.)
LOTS WITH MIN LFE (SEE TABLE)	LOTS WITH MIN LFE (SEE TABLE)
POSITIVE OVERFLOW SWALE, SEE SHEET 1 FOR CROSS SECTION DETAIL	POSITIVE OVERFLOW SWALE, SEE SHEET 1 FOR CROSS SECTION DETAIL

BLUEBONNET GIRL SCOUT COUNCIL INC  
V. 7501 P. 001

BLUEBONNET GIRL SCOUT COUNCIL INC  
V. 7501 P. 001

LUTHER JOSEPH DANIEL  
V. 1039 P. 217

BLUEBONNET GIRL SCOUT COUNCIL INC  
V. 665 P. 443

MANRY GERALD A  
V. 2289 P. 083

MANRY JERRY & KIM  
V. 4374 P. 340

ST LUKES UNITED METHODIST CHURCH OF BRYAN  
V. 8593 P.280+

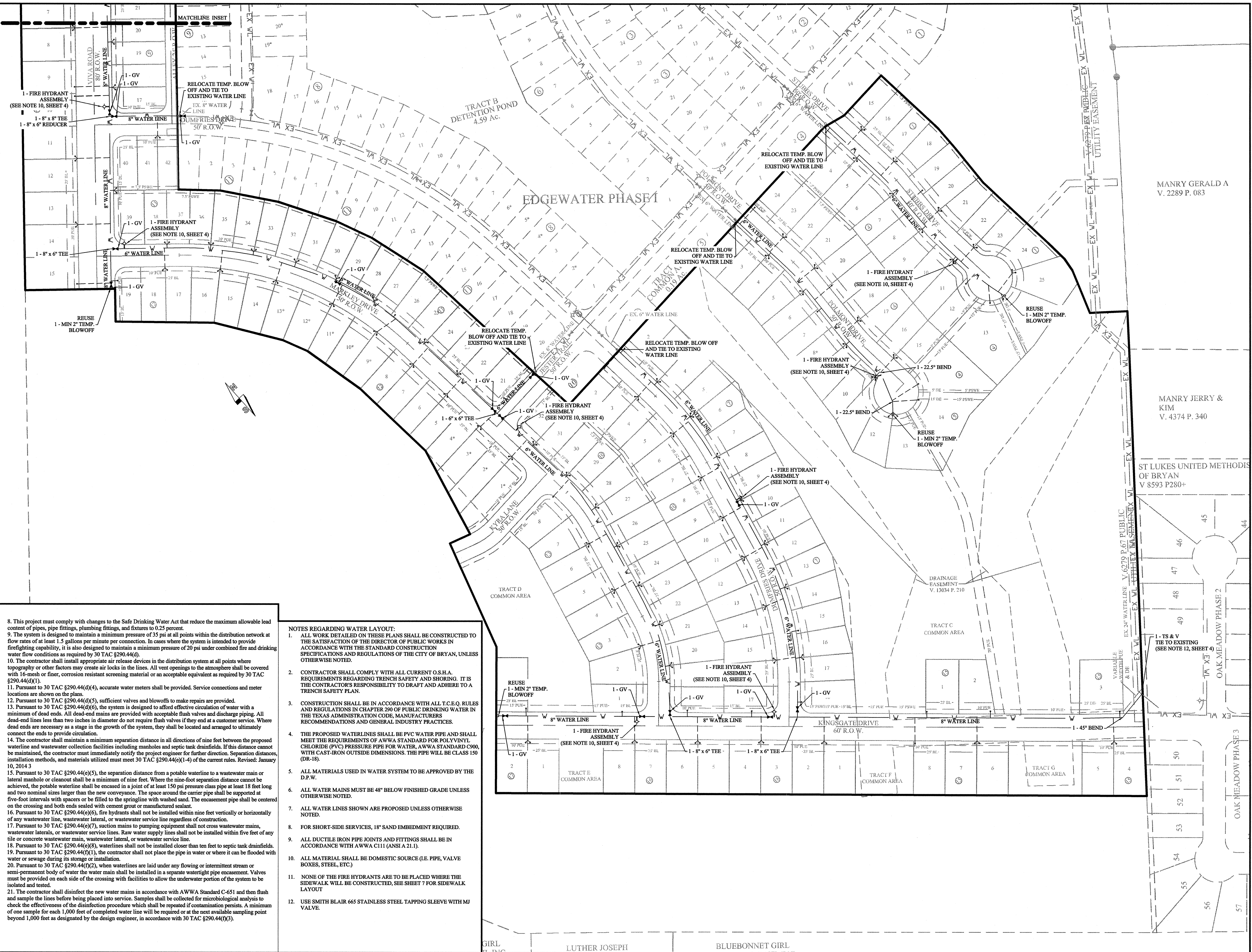
OAK MEADOW PHASE 2

OAK MEADOW PHASE 3

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057  
  
Texas Registered  
Engineering Firm F-10264  
  
Texas Registered  
Surveying Firm 10194095

SHEET  
**2**  
OF  
**7**





SHEET  
3  
OF  
7





PRINTED ON August 9, 2016

REV.	DESCRIPTION	DATE	BY
4	REVISED TO NEW LAYOUT	5/23/2016	EU
3	CONNECTED SERVICE TO MH#70	5/23/2016	EU
2	SWITCHED SERVICES	6/11/2015	EU
1	ORIGINAL RELEASE	4/27/2015	EU

PROJECT NUMBER: EW02	CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017
APPROVED BY: SAB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION
TOTAL SIZE: 55.55 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 192
TOTAL TRACTS: 5

GRAPHIC SCALE

0100'200'300'

01"2"3"

IN FEET

BENCHMARK
CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

SCHEMATIC SEWER LAYOUT

EDGEWATER PHASE II

BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL
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PH (254) 953-5353
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Surveying Firm 10194095

SHEET

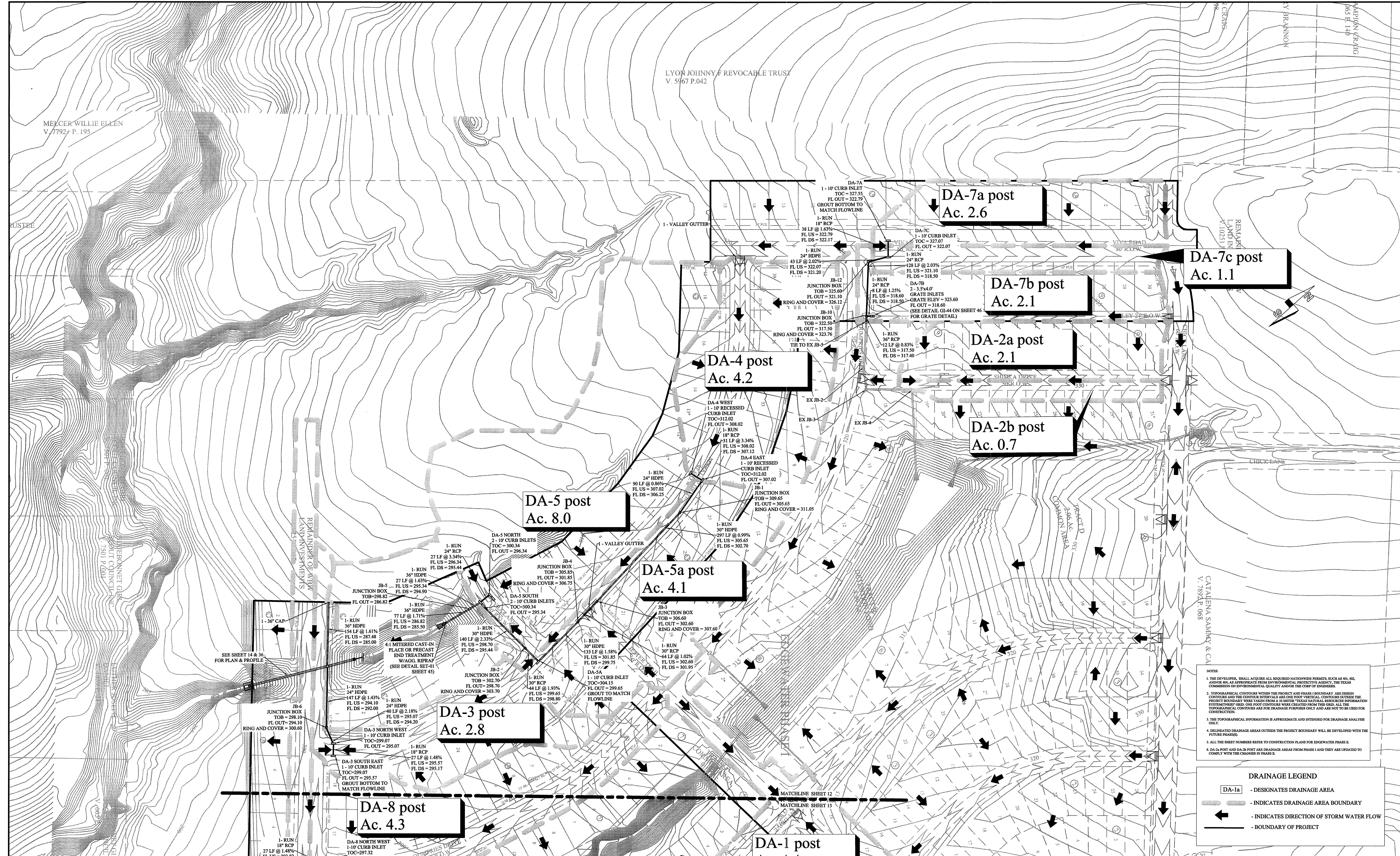
4

OF

7

PRINTED ON August 9, 2016





NOTES:

1. THE DEVELOPER, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402, AND/OR 404 AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.
2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT AND PHASE I BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE ONE FOOT. TOPOGRAPHICAL CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM A 10 METER "TEXAS NATURAL RESOURCES INFORMATION SYSTEMS" GRID. ONE FOOT CONTOURS WERE CREATED FROM THIS GRID. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.
4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASES.
5. ALL THE SHEET NUMBERS REFER TO CONSTRUCTION PLANS FOR EDGEWATER PHASE II.
6. DA-2a POST AND DA-2b POST ARE DRAINAGE AREAS FROM PHASE I AND THEY ARE UPDATED TO COMPLY WITH THE CHANGES IN PHASE II.

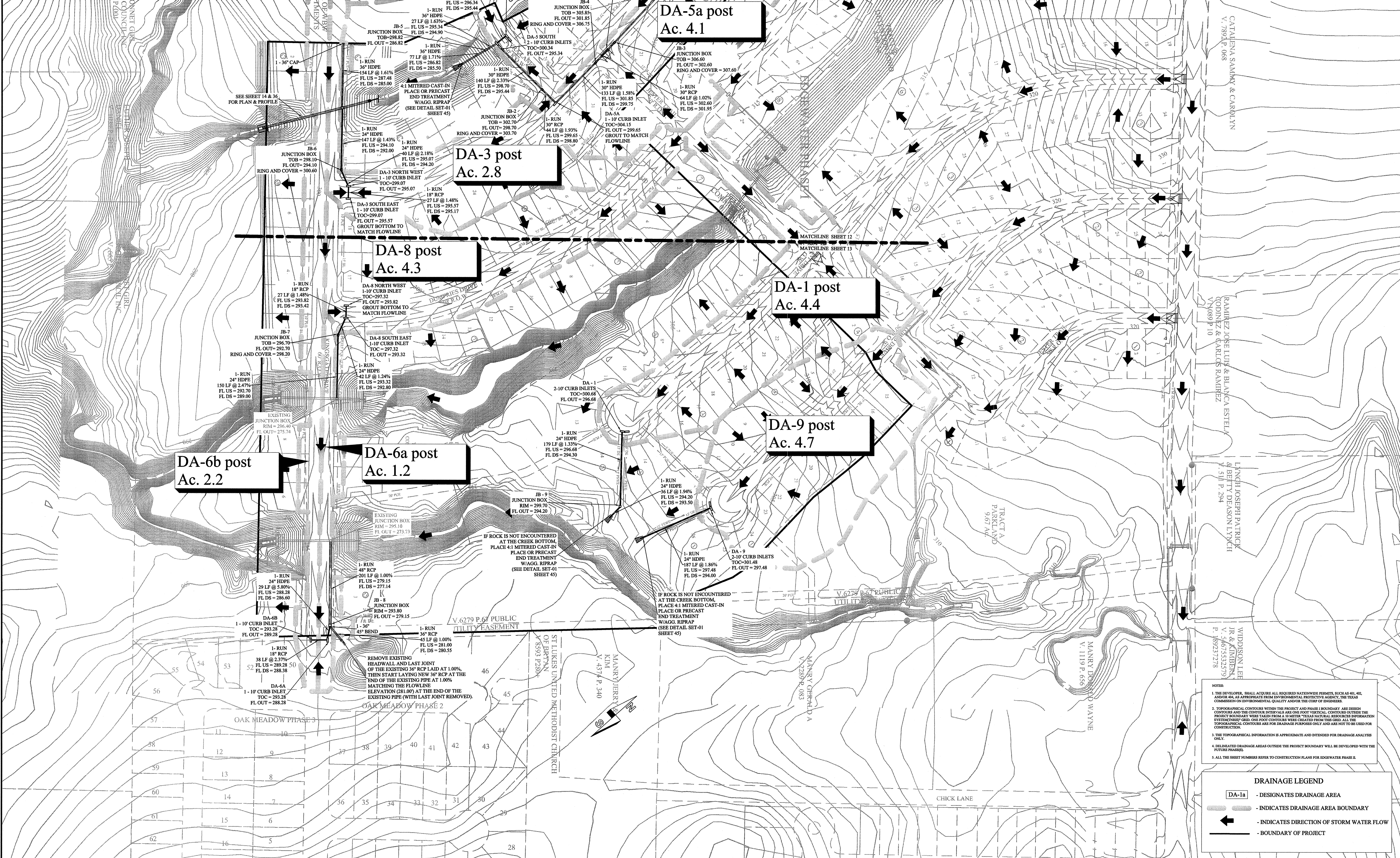
**DRAINAGE LEGEND**

- DA-1a - DESIGNATES DRAINAGE AREA
- INDICATES DRAINAGE AREA BOUNDARY
- INDICATES DIRECTION OF STORM WATER FLOW
- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	POST-DRAINAGE STRUCTURES 1 EDGEWATER PHASE II BRYAN, BRAZOS COUNTY, TEXAS	ENGINEER'S APPROVAL	Yalga, LLC	SHEET
3	UPDATED POLMONT & STUBBS STORM	7/26/2016	EU	TOTAL SIZE: 55.55 ACRES TOTAL BLOCKS: 11 TOTAL LOTS: 192 TOTAL TRACTS: 5	CITY OF BRYAN GPS-72 ELE: 281.76 N:10212121.122 E:3534004.605		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 8/9/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057  Texas Registered Engineering Firm F-10264  Texas Registered Surveying Firm 10194095	5 OF 7
2	NAMED DRAINAGE STRUCTURES	6/11/2015	EU						
1	ORIGINAL RELEASE	4/27/2015	EU						
PROJECT NUMBER: EW02				CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017					
APPROVED BY: SAB				CLIENT LOCATION: KILLEEN, TX					
AUTHORIZED BY: WBW									

PRINTED ON August 9, 2016





NOTES:  
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2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT AND PHASE BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE ONE FOOT VERTICAL. CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM A 10-METER "TIGER" NATURAL RESOURCES INFORMATION SYSTEM (TNIS) GRID. ONE FOOT CONTOURS WERE CREATED FROM THIS GRID. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.  
3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.  
4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASES.  
5. ALL THE SHEET NUMBERS REFER TO CONSTRUCTION PLANS FOR EDGEWATER PHASE II.

DRAINAGE LEGEND

DA-1a

- DESIGNATES DRAINAGE AREA

- INDICATES DRAINAGE AREA BOUNDARY

- INDICATES DIRECTION OF STORM WATER FLOW

- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
3	UPDATED POLMONT & STUBBS STORM	7/26/2016	EU
2	INCREASED DRNG ESMT WIDTH BETWEEN BLOCK 1 LOT 29/BLOCK 5 LOT 17 AND ADDED OVERFLOW SWALE, NAMED STRUCTURES	6/11/2015	EU
1	ORIGINAL RELEASE	4/27/2015	EU
PROJECT NUMBER: EW02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

TOTAL SIZE: 55.55 ACRES

TOTAL BLOCKS: 11

TOTAL LOTS: 192

TOTAL TRACTS: 5

GRAPHIC SCALE

0 100' 200' 300'

0 1" 2" 3"

IN FEET

BENCHMARK

CITY OF BRYAN GPS-72

ELE: 281.76

N:10212121.122

E:3534044.605

POST-DRAINAGE STRUCTURES 2  
EDGEWATER PHASE II  
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

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Texas Registered

Engineering Firm F-10264

Texas Registered

Surveying Firm 10194095

SHEET

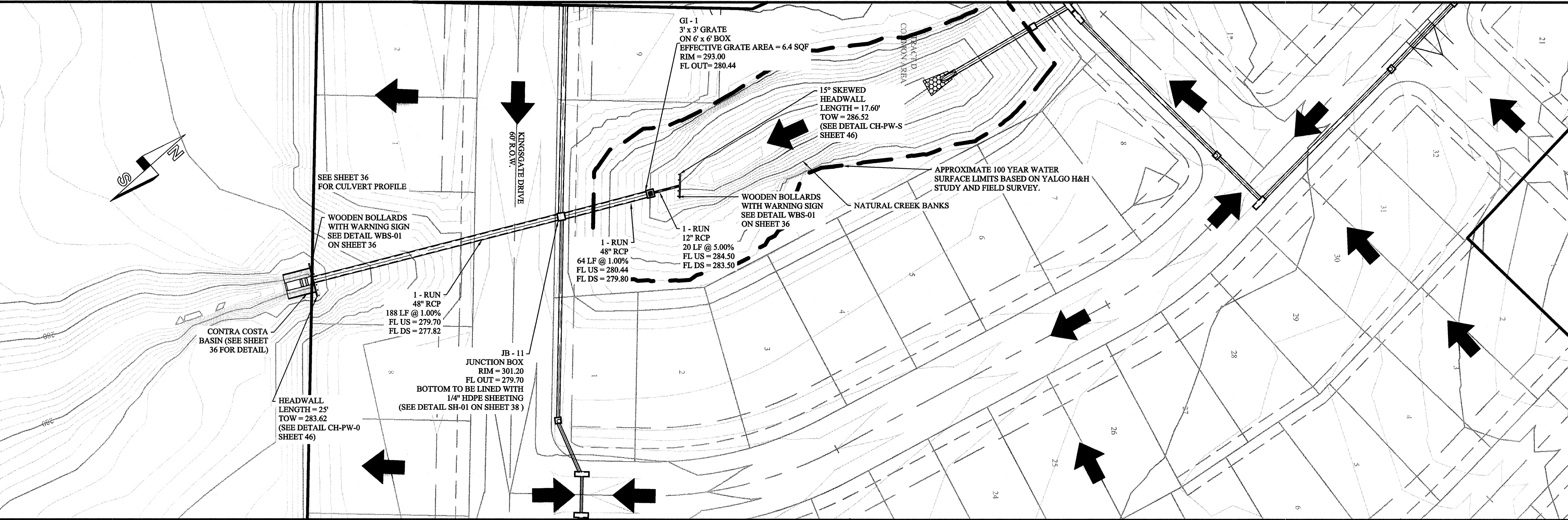
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OF

7



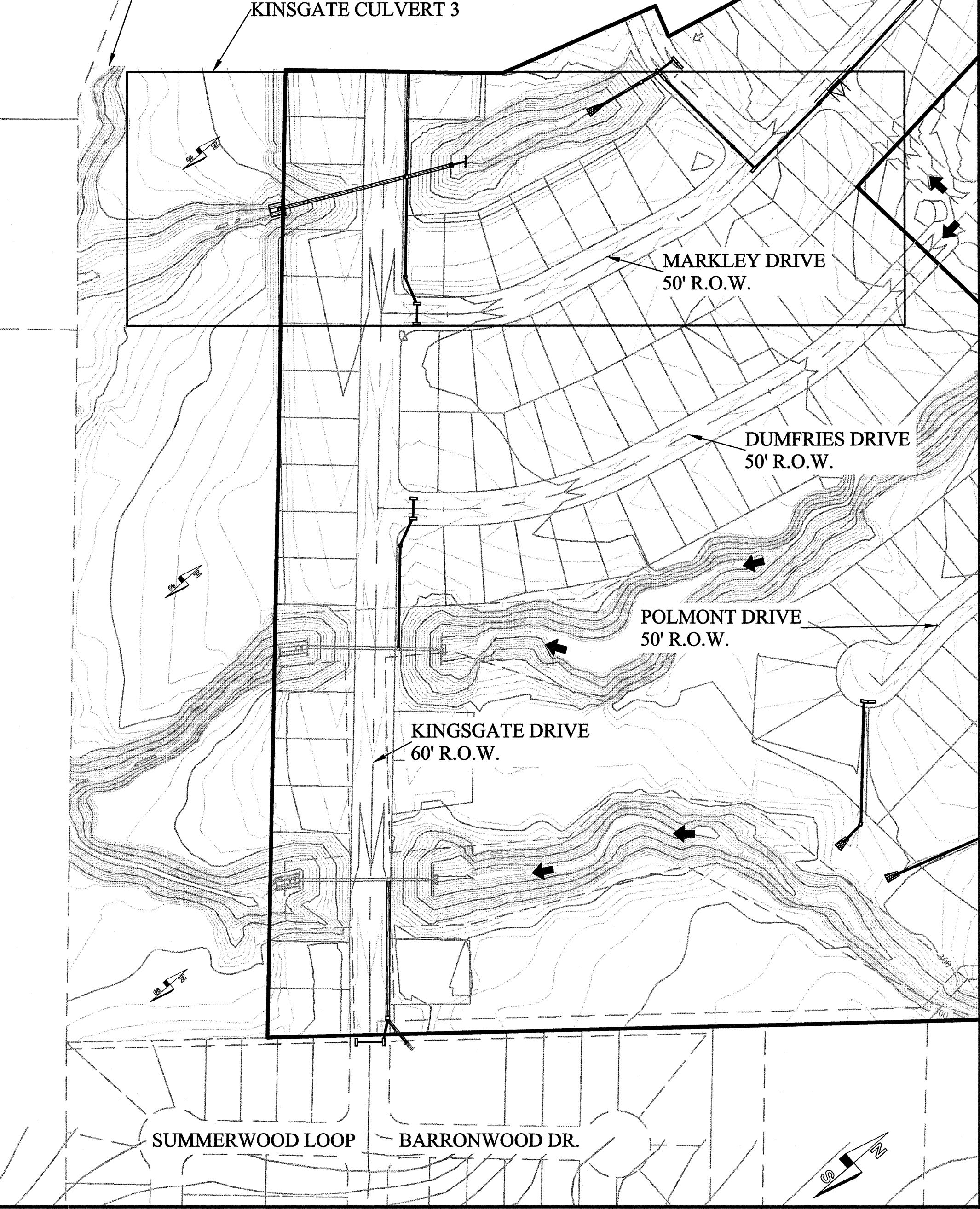
KINGSGATE CULVERT 3



VICINITY MAP  
KINGSGATE CULVERTS 3

N.T.S

REMAINDER OF WBW  
LAND INVESTMENTS  
V.10251 P.087



- NOTES:
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  2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT AND PHASE I BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE ONE FOOT VERTICAL. CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM A 10 METER "REAL NATURAL RESOURCES INFORMATION SYSTEMS" GRID. ONE FOOT CONTOURS WERE CREATED FROM THIS GRID. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
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  4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASE(S).
  5. ALL THE SHEET NUMBERS REFER TO CONSTRUCTION PLANS FOR EDGEWATER PHASE II.

**DRAINAGE LEGEND**

DA-1a - DESIGNATES DRAINAGE AREA

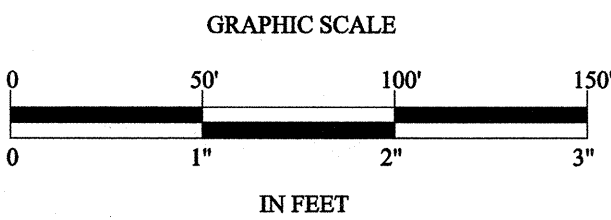
- INDICATES DRAINAGE AREA BOUNDARY

- INDICATES DIRECTION OF STORM WATER FLOW

- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/27/2015	EU
PROJECT NUMBER: EW02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

TOTAL SIZE: 55.55 ACRES  
TOTAL BLOCKS: 11  
TOTAL LOTS: 192  
TOTAL TRACTS: 5



BENCHMARK

CITY OF BRYAN GPS-72  
ELE: 281.76  
N:10212121.122  
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KINGSGATE CULVERT 3  
EDGEWATER PHASE II  
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

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